141.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	**ARLINGTON**

	Total Card	/	Total Parcel
APPRAISED:	700,900	/	700,900
USE VALUE:	700,900	/	700,900
ASSESSED:	700,900	/	700,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALE JOSHUA M
Owner 2:	HALE MARY KATHLEEN HOLCOMB
Owner 3:	
Street 1:	95 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HALE JOSHUA -
Owner 2:	-
Street 1:	95 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1400 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	263,400	18,300	419,200	700,900
Total Card	0.137	263,400	18,300	419,200	700,900
Total Parcel	0.137	263,400	18,300	419,200	700,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.64 | /Parcel: 500.64

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	90387
GIS Ref	
GIS Ref	
Insp Date	05/15/18

!10865!

PREVIOUS ASSESSMENT

Parcel ID 141.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	263,400	18300	5,962.	419,200	700,900		Year end	12/23/2021
2021	101	FV	256,000	18300	5,962.	419,200	693,500		Year End Roll	12/10/2020
2020	101	FV	256,100	18300	5,962.	419,200	693,600	693,600	Year End Roll	12/18/2019
2019	101	FV	209,800	18800	5,962.	419,200	647,800	647,800	Year End Roll	1/3/2019
2018	101	FV	209,800	18800	5,962.	371,300	599,900	599,900	Year End Roll	12/20/2017
2017	101	FV	209,800	18800	5,962.	311,400	540,000	540,000	Year End Roll	1/3/2017
2016	101	FV	209,800	18800	5,962.	311,400	540,000	540,000	Year End	1/4/2016
2015	101	FV	198,600	19200	5,962.	269,500	487,300	487,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:29:34

LAST REV

Date	Time
01/07/21	09:49:55

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10865

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALE JOSHUA,	1563-168		10/13/2020	Convenience	99	No	No		
FLINN DAVID R/E	1344-119		9/21/2007		495,000	No	No		
MILLER MICHELE/	1140-89		5/1/1995		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	90387
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2020	1499	Wood Dec	7,200	C				
3/17/2016	297	Siding	7,450					siding and trim
11/1/2004	1052	Manual	9,500			G6	GR FY06	garage to art stud
4/26/1995	211	Manual	1,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Inspected	CC	Chris C
4/24/2018	MEAS&NOTICE	CC	Chris C
10/31/2008	Meas/Inspect	355	PATRIOT
4/20/2005	Permit Visit	BR	B Rossignol
11/23/1999	Mailer Sent		
11/16/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	419,201	Spl Credit		Total: 419,200

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381736
Depreciation:	118338
Depreciated Total:	263398

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

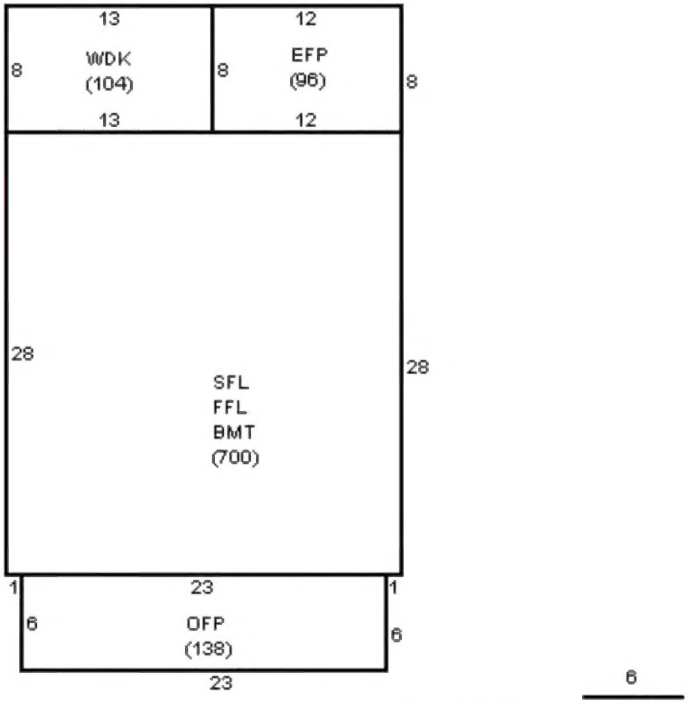
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.41
Special Features:	0	Val/Su Net:	108.04
Final Total:	263400	Val/Su SzAd	188.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	700	54.120	37,886
FFL	First Floor	700	180.410	126,287
SFL	Second Floor	700	180.410	126,287
OFP	Open Porch	138	28.170	3,887
WDK	Deck	104	15.460	1,608
EFP	Enclos Porch	96	55.020	5,282

Net Sketched Area:	2,438			Total:	301,237
Size Ad	1400	Gross Area	2438	FinArea	1400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
15	Shop	D	Y	1	10X20	A	AV	2004	85.00	T	12	101			15,000			15,000
3	Garage	D	Y	1	10X20	A	AV	1926	27.50	T	40	101			3,300			3,300

More: N	Total Yard Items:	18,300	Total Special Featues:		Total: 18,300

IMAGE

AssessPro Patriot Properties, Inc